

PLANNING COMMISSION
COUNTY OF YORK
YORKTOWN, VIRGINIA

Resolution

At a regular meeting of the York County Planning Commission held in the Board Room, York Hall, Yorktown, Virginia, on the ____ day of ____, 2003:

Present

Vote

Andrew A. Simasek, Chair
Alfred E. Ptasznik, Jr., Vice Chair
Alexander T. Hamilton
Robert D. Heavner
Nicholas F. Barba
John R. Davis
Frederick W. Harvell

On motion of _____, which carried ____, the following resolution was adopted:

A RESOLUTION TO RECOMMEND APPROVAL OF A SPECIAL USE
PERMIT TO AUTHORIZE THE EXPANSION OF AN EXISTING MINI-
STORAGE WAREHOUSE FACILITY ONTO AN ADJACENT 1.74-
ACRE PARCEL ON ROUTE 17

WHEREAS, Kenneth Dale Moore has submitted Application No. UP 627-03, which requests a Special Use Permit, pursuant to Section 24.1-306 (Category 14, No. 6) of the York County Zoning Ordinance, to authorize the expansion of an existing mini-storage warehouse facility onto an adjacent 1.74-acre parcel located at 5922 George Washington Memorial Highway approximately 300 feet north of the intersection of George Washington Memorial Highway (Route 17) and Wolftrap Road (Route 630) and further identified as Assessor's Parcel No. 29-(4)-4B; and

WHEREAS, said application has been referred to the York County Planning Commission in accordance with applicable procedure; and

WHEREAS, the Planning Commission has conducted a duly advertised public hearing on this application; and

WHEREAS, the Commission has carefully considered the public comments with respect to this application;

NOW, THEREFORE, BE IT RESOLVED by the York County Planning Commission this the ____ day of _____, 2003 the Application No. UP-627-03 be, and it is hereby, transmitted to the York County Board of Supervisors with a recommendation of approval to authorize the expansion of an existing mini-storage warehouse facility onto an adjacent 1.74-acre parcel located at 5922 George Washington Memorial Highway approximately 300 feet north of the intersection of George Washington Memorial Highway (Route 17) and Wolftrap Road (Route 630) and further identified as Assessor's Parcel No. 29-4-4B, subject to the following conditions:

1. This use permit shall authorize the expansion of an existing mini-storage warehouse facility onto an adjacent 1.74-acre parcel located at 5922 George Washington Memorial Highway approximately 300 feet north of the intersection of George Washington Memorial Highway (Route 17) and Wolftrap Road (Route 630) and further identified as Assessor's Parcel No. 29-4-4B.
2. A site plan, prepared in accordance with the provisions of Article V of the York County Zoning Ordinance, shall be submitted to and approved by the County prior to the commencement of any construction or land clearing activities on the site. Said site plan shall be in substantial conformance with the concept plan titled "Concept Plan – Proposed Addition to Stor-Moore Self Storage," prepared by Campbell Land Surveying, Inc. and dated September 20, 2003, except as modified herein. Said site plan shall include a landscape plan prepared in accordance with the provisions set forth in Article II, Division 4, Landscaping, Buffer, and Greenbelt Regulations, of the York County Zoning Ordinance.
3. The mini-storage warehouse facility shall be developed and operated in accordance with the standards set forth in Sections 24.1-483, Standards for all wholesaling and warehouse uses, and 24.1-484, Standards for mini-storage warehouses, of the York County Zoning Ordinance.
4. The development shall be limited to a maximum of 24,525 net square feet of rentable space.
5. The hours of operation of the facility shall be limited to 6:00 a.m. to 9:00 p.m. daily.
6. All buildings shall have brick façades matching the brick building façades in the existing Stor Moore development on the abutting parcel in the locations indicated on the "Revised Concept Plan – Proposed Staff Modification" dated October 24, 2003. The building façades parallel to Route 17 shall incorporate corbelling, pilasters, offsets, or other decorative treatments at a maximum spacing of fifty feet (50').
7. The "decorative fence/wall" depicted on the above-referenced sketch plan shall be constructed of a brick or block exterior compatible with the brick building façades and shall be a minimum of six feet (6') in height.

8. The developer shall make exterior siding modifications to the two-story office building in the existing Stor Moore development to the west of the subject parcel by replacing the existing metal siding with a brick, stucco, or similar decorative building material.
9. A berm measuring at least four feet (4') in height shall be installed within the forty-five-foot (45') front landscape yard along the entire Route 17 frontage of the parcel. Said berm shall be supplemented by landscaping in accordance with the planting ratios set forth in Section 24.1-242(h) of the Zoning Ordinance. The front edge of the berm shall be set back at least ten feet (10') from the existing right-of-way reservation line.
10. Access to the site shall be from the existing Stor Moore entrance. No additional entrance on Route 17 shall be permitted.
11. All warehouse bay doors shall face the inside of the mini-storage warehouse development. No warehouse doors shall be located along or in the exterior façade of the mini-storage warehouse development.
12. Freestanding signage for the development shall be limited to the existing Stor Moore identification sign located at 6000 George Washington Memorial Highway.
13. All fencing shall be of a masonry, wrought iron, or similar decorative material. The use of chain link or similar theft-deterrent wire (i.e., barbed wire, razor wire, etc.) anywhere on the property shall not be permitted.
14. Building height shall be no greater than fifteen feet (15'), as measured from the finish grade, except for any gables on the decorative facade, which may be no greater than thirty feet (30'), as measured from the finish grade.
15. The applicant shall be responsible for compliance with the regulations in Section 24.1-115(b)(6) of the Zoning Ordinance that pertain to the recordation of this resolution in the office of the Clerk of the Circuit Court.

Filename: pc03_35stormoore.doc
Directory: O:\PC\Mtgs03\1112\up627_stormoore
Template: C:\Documents and Settings\liscump\Application
Data\Microsoft\Templates\Normal.dot
Title: PC97-
Subject:
Author: Generic User
Keywords:
Comments:
Creation Date: October 15, 2003 9:13 AM
Change Number: 12
Last Saved On: November 3, 2003 12:02 PM
Last Saved By: Generic User
Total Editing Time: 1,651 Minutes
Last Printed On: November 5, 2003 12:35 PM
As of Last Complete Printing
Number of Pages: 3
Number of Words: 895 (approx.)
Number of Characters: 5,105 (approx.)